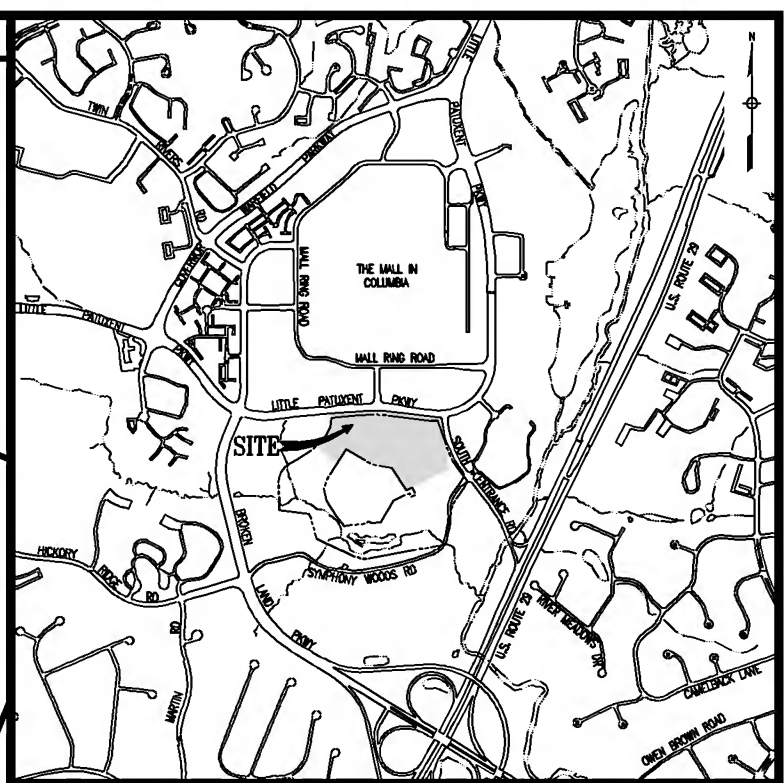
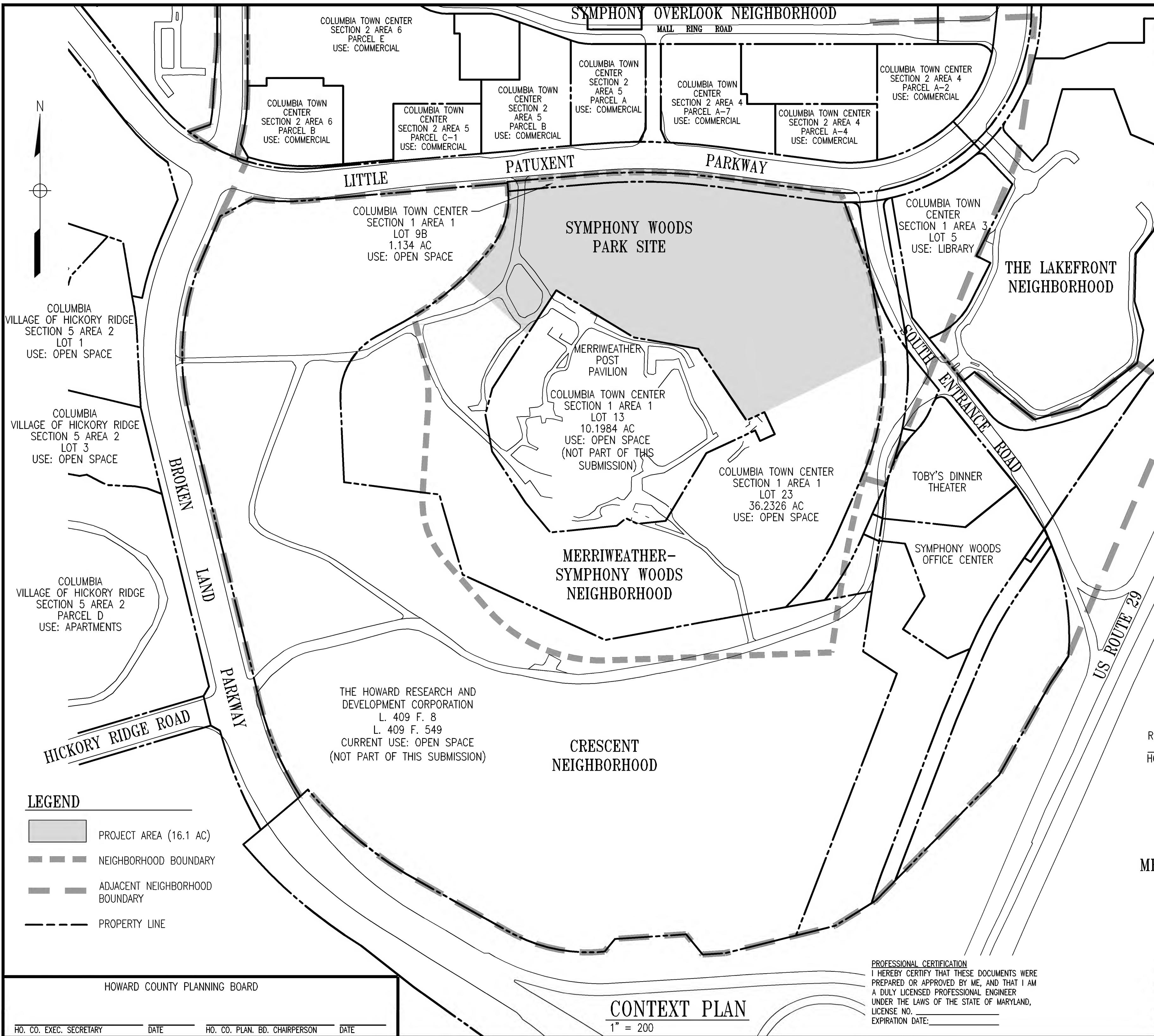


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VICINITY MAP

SCALE: 1" = 2,000'

SHEET INDEX

1. COVER SHEET, VICINITY MAP, CONTEXT PLAN
2. NEIGHBORHOOD CONCEPT PLAN
3. FINAL DEVELOPMENT PLAN
4. CONCEPTUAL STORMWATER MANAGEMENT PLAN
5. NEIGHBORHOOD SPECIFIC IMPLEMENTATION DOCUMENT

GENERAL NOTES

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE ON APRIL 6, 2010.
2. THE NEIGHBORHOOD CONCEPT PLAN (NCP), NEIGHBORHOOD DESIGN GUIDELINES (NDG) AND NEIGHBORHOOD IMPLEMENTATION DOCUMENT (NID) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS FDP PLAN.
3. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON JUNE 16, 2011.
4. A DAP MEETING WAS HELD ON JULY 13, 2011.
5. EXISTING DPZ FILE NUMBERS: FDP-4-A-V, F-99-13, F-79-149, F-74-95, F-66-44.
6. PREVIOUS FILES ARE SUPERCEDED BY THIS FDP.
7. THE PLANNING BOARD APPROVED THIS FINAL DEVELOPMENT PLAN PACKAGE AND ENDORSED THE NEIGHBORHOOD DESIGN GUIDELINES AT A PUBLIC HEARING ON

RECORDED AS PLAT NUMBER _____ ON
_____, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

OWNER
COLUMBIA ASSOCIATION
10221 WINCOPIN CIRCLE
COLUMBIA, MARYLAND 21044
PHONE: 410-715-3000

DOWNTOWN COLUMBIA MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD FINAL DEVELOPMENT PLAN

TOWN CENTER
SECTION 1 AREA 1
LOT 23

5th ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP 36, GRID 1, PARCEL 452

WR&A WHITMAN, REQUARDT & ASSOCIATES, LLP
801 South Caroline Street, Baltimore, Maryland 21201
TEL: 410-235-3450 FAX: 410-243-5716

Drawn: CYH	Drawn: CYH	Check: AUO
SCALE: AS SHOWN	DATE: 05/03/2012	SHEET 1 OF 5

LEGEND

- PROJECT AREA (16.1 AC)
- NEIGHBORHOOD BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- PROPERTY LINE

HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY _____ DATE _____ HO. CO. PLAN. BD. CHAIRPERSON _____ DATE _____

CONTEXT PLAN

1" = 200'

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. _____
EXPIRATION DATE: _____

SYMPHONY OVERLOOK NEIGHBORHOOD

LEGEND

- 4 STORIES MAX BUILDING HEIGHT, NOT TO EXCEED 60'
- NATURAL AREAS
- AMENITY AREAS
- BIKE PRIMARY BICYCLE ROUTE
- PED PRIMARY PEDESTRIAN STREET
- MAJOR MULTIUSE PATHS THROUGH PARK
- DMUA DOWNTOWN MIXED USE AREAS
- DAEP DOWNTOWN ARTS & ENTERTAINMENT PARK
- DPL DOWNTOWN PARKLAND
- DES DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS
- DPF DOWNTOWN PUBLIC FACILITY
- NEIGHBORHOOD BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- EXISTING ROAD
- AVENUE TYPE 3 MAJOR COLLECTOR, MINOR COLLECTOR OR LOCAL STREET
- MAJOR CONNECTION BETWEEN PARK AND PAVILION
- ADAPTED FROM HHC'S MASTER PLAN FOR MERRIWEATHER POST PAVILION DATED DECEMBER 2011. CA AND HHC TO COORDINATE ALL ACTIVITIES AS NEEDED FOR THE RENOVATION OF MPP AND FOR IMPROVEMENTS TO SYMPHONY WOODS PARK
- PROPERTY LINE

NOTE

- ELEMENTS SHOWN OUTSIDE OF THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD ARE FOR ILLUSTRATIVE PURPOSES ONLY. ADJACENT NEIGHBORHOOD FEATURES, IF SHOWN, ARE BASED ON THE FEBRUARY 1, 2010 DOWNTOWN COLUMBIA PLAN AND CONSISTENT WITH THE EXHIBITS WITHIN THE PLAN.
- FUTURE FACILITIES IN MERRIWEATHER POST PAVILION ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE IN FUTURE SUBMISSIONS.
- MULTI-USE PATHS & BIKE ROUTES WILL BE ACCESSIBLE FOR MAINTENANCE VEHICLES.
- POTENTIAL LOCATIONS FOR PERMANENT IDENTIFICATION AND DIRECTIONAL SIGNAGE ARE INDICATED IN CHAPTER 9 OF THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD DESIGN GUIDELINES.
- FINAL LOCATION FOR TRANSIT STOP TO BE DETERMINED IN ACCORDANCE WITH HOWARD COUNTY TRANSPORTATION PLANNING AT THE TIME TRANSPORTATION SERVICE TO THIS NEIGHBORHOOD IS ESTABLISHED.
- SEE APPENDIX A.1 "ON-ROAD BICYCLE FACILITIES DESIGN GUIDELINES" OF THE NEIGHBORHOOD DESIGN GUIDELINES FOR BICYCLE ROUTES THROUGH THE PARKING AREAS.
- FINAL PLACEMENT OF PATHWAYS, PARKING, BUILDINGS, AND OTHER STRUCTURES, AS WELL AS FINAL WIDTHS OF PATHWAYS WILL BE DETERMINED AT THE SITE DEVELOPMENT PLAN.

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PHONE: 410-715-3000

DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS
NEIGHBORHOOD
FINAL DEVELOPMENT PLAN

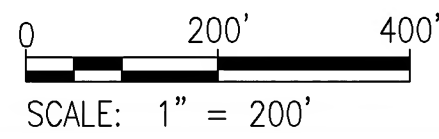
TOWN CENTER
SECTION 1 AREA 1
LOT 23

5th ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP 36, GRID 1, PARCEL 452

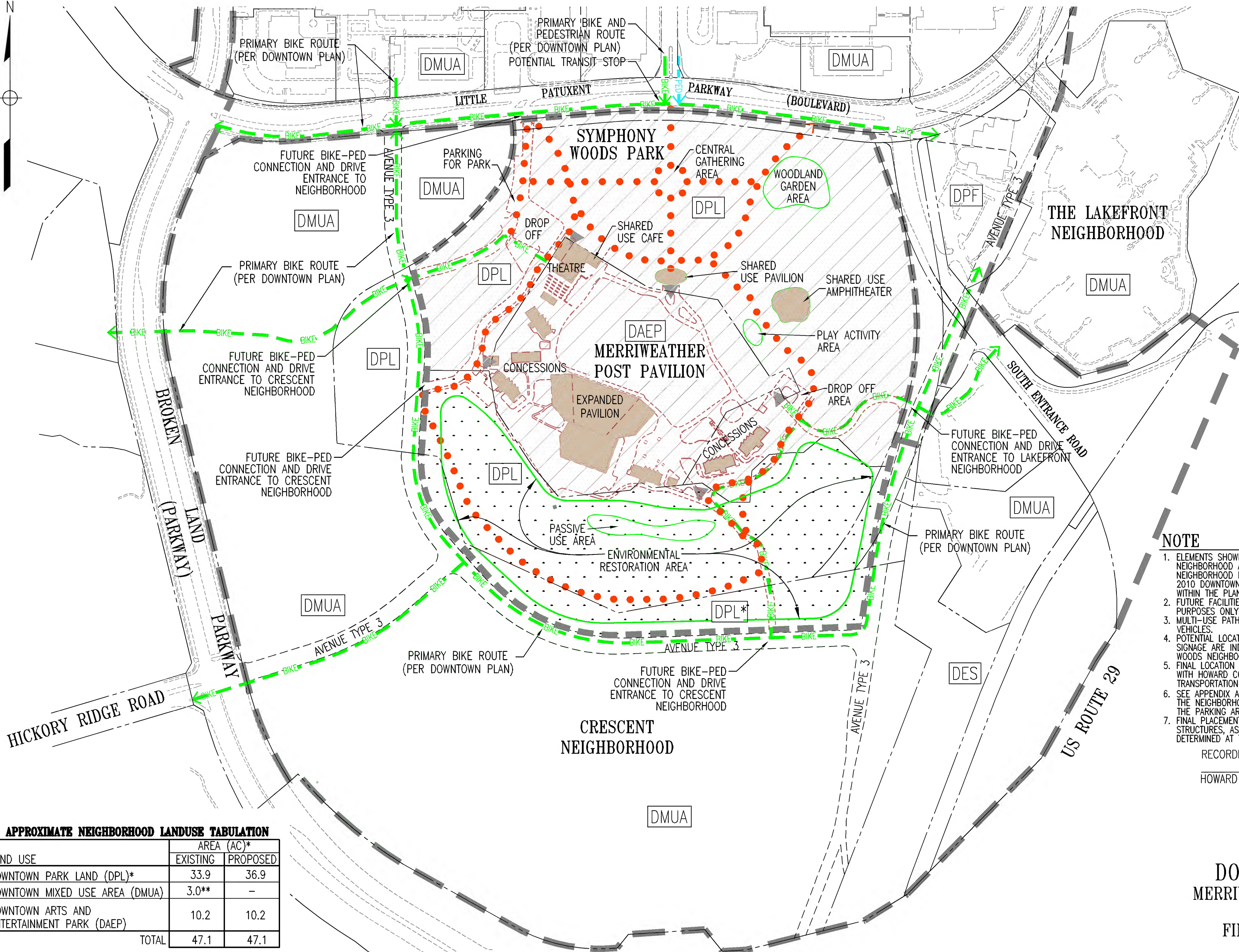
WHITMAN, REQUARDT & ASSOCIATES, LLP
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SCALE: 1" = 200'	DATE: 05/03/2012	SHEET 2 OF 5

NEIGHBORHOOD CONCEPT PLAN



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EXPIRATION DATE: _____



APPROXIMATE NEIGHBORHOOD LANDUSE TABULATION

LAND USE	AREA (AC)*	
	EXISTING	PROPOSED
DOWNTOWN PARK LAND (DPL)*	33.9	36.9
DOWNTOWN MIXED USE AREA (DMUA)	3.0**	-
DOWNTOWN ARTS AND ENTERTAINMENT PARK (DAEP)	10.2	10.2
TOTAL	47.1	47.1

*TABULATION ONLY INCLUDES LOT AREAS THAT ARE WITHIN THE APPROXIMATE NEIGHBORHOOD BOUNDARY.

**ESTIMATED AREAS TO BE TRANSFERRED TO COLUMBIA ASSOCIATION (CA) BASED ON FEBRUARY 1, 2010 DOWNTOWN COLUMBIA PLAN EXHIBITS AND ARE DEPENDENT ON FUTURE DEVELOPMENT OF ADJACENT NEIGHBORHOODS. SEE LETTER OF UNDERSTANDING BETWEEN COLUMBIA ASSOCIATION AND HOWARD RESEARCH AND DEVELOPMENT CORP (HRD) DATED FEBRUARY 9, 2011, ADDENDUM DATED MARCH 1, 2012 AND ADDENDUM 2 DATED

HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE
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APPROXIMATE NEIGHBORHOOD LANDUSE TABULATION		
LAND USE	AREA (AC)*	
	EXISTING	PROPOSED
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DOWNTOWN MIXED USE AREA (DMUA)	3.0**	-
DOWNTOWN ARTS AND ENTERTAINMENT PARK (DAEP)	10.2	10.2
TOTAL	47.1	47.1

ESTIMATE OF PROPERTY AREA WITHIN NEIGHBORHOOD		
LOT	OWNER	AREA(AC)*
9B	COLUMBIA ASSOCIATION*	0.8
23	COLUMBIA ASSOCIATION*	33.1
13	MERRIWEATHER POST PAVILLION	10.2
	HOWARD RESEARCH AND DEVELOPMENT CORPERATION**	3.0±

*TABULATION ONLY INCLUDES LOT AREAS THAT ARE WITHIN THE APPROXIMATE NEIGHBORHOOD BOUNDARY.
 **ESTIMATED AREAS TO BE TRANSFERRED TO COLUMBIA ASSOCIATION (CA) BASED ON FEBRUARY 1, 2010 DOWNTOWN COLUMBIA PLAN EXHIBITS AND ARE DEPENDENT ON FUTURE DEVELOPMENT OF ADJACENT NEIGHBORHOODS. SEE LETTER AGREEMENT BETWEEN COLUMBIA ASSOCIATION AND HOWARD RESEARCH AND DEVELOPMENT CORP (HRD) DATED FEBRUARY 9, 2011, ADDENDUM DATED MARCH 1, 2012, AND ADDENDUM 2 DATED

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 L. 409 F. 8; L. 409 F. 549
 CURRENT USE: UNDEVELOPED LAND
 (NOT PART OF THIS SUBMISSION)

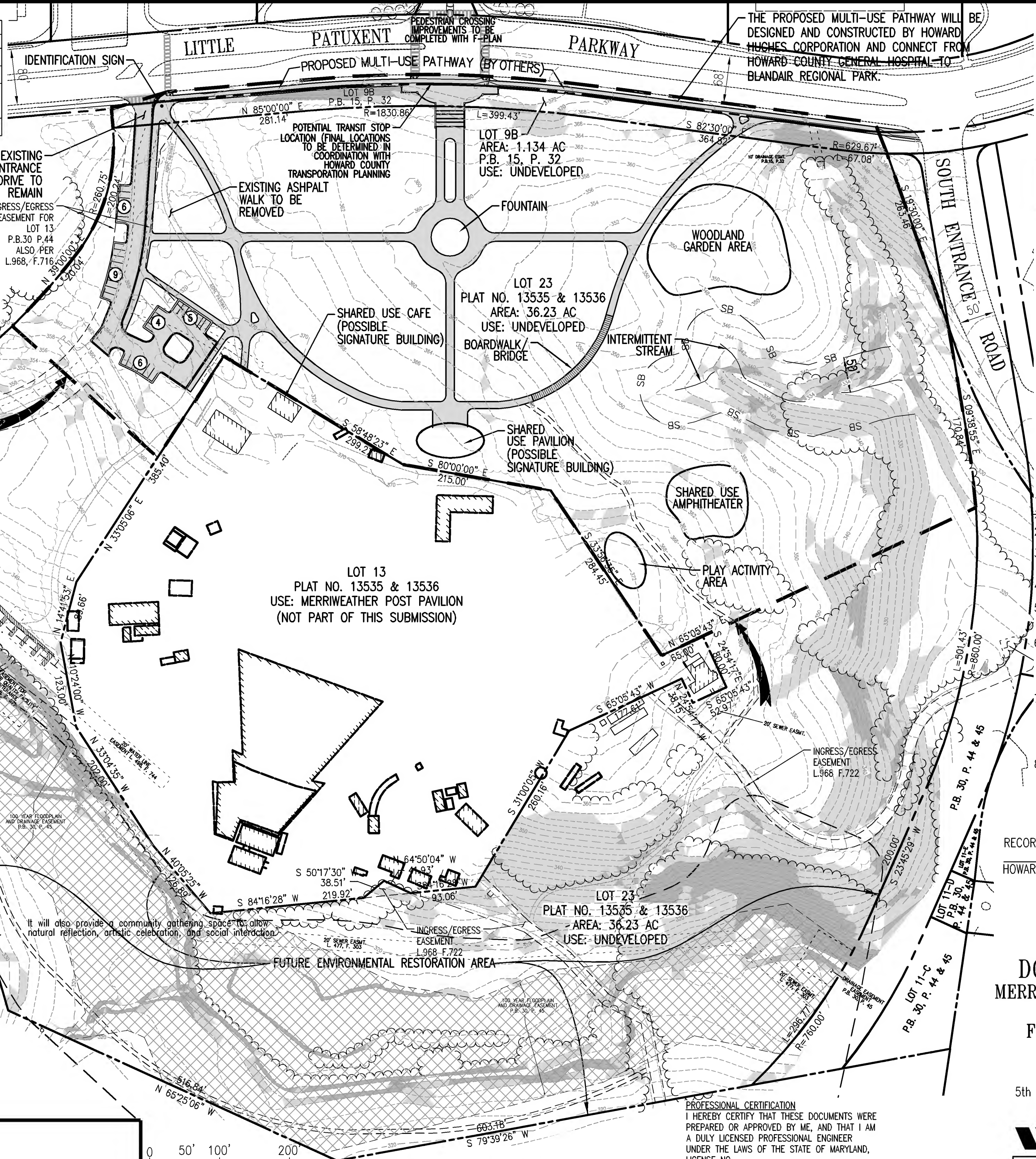
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 L. 409 F. 8; L. 409 F. 549
 CURRENT USE: UNDEVELOPED LAND
 (NOT PART OF THIS SUBMISSION)

ENVIRONMENTAL STATEMENT

The development of Symphony Woods Park will strive to meet the environmental concept of the Downtown Columbia Plan and use green site and building design where feasible. As shown in the Stormwater Management Concept Plan, development of the site will use pervious pavement, landscape infiltration areas, disconnection practices, rain gardens, and gravel wetlands to manage the runoff from the proposed site. In addition, future work will provide the recommended environmental restoration, as shown in the Merriweather & Crescent Environmental Enhancements Study, within the neighborhood to restore streams, wetlands and forests. Environmentally sensitive areas in the park will be conserved and enhanced to allow visitors to experience the natural beauty of the woods as well as augment the biodiversity and overall natural environment of Downtown Columbia. The design of the future buildings will consider energy efficiency, natural light, recycled materials, local materials, and responsible construction practices. The park will be designed to create access to the woods, enhance the connections to Merriweather Post Pavilion, and the surrounding neighborhoods.

HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE



LEGEND

- PROPERTY LINE
- ACCESS EASEMENT
- UTILITY EASEMENT
- EXISTING CONTOURS
- EXISTING PAVEMENT
- EXISTING NATURAL FOREST
- EXISTING WOODLANDS
- EXISTING BUILDINGS
- EXISTING FLOODPLAIN EASEMENT
- PROJECT AREA
- PROPOSED DEVELOPMENT
- FUTURE PARK PATHWAYS
- FUTURE BIKE PATH CONNECTION
- 15-24.9% SLOPES
- >25% SLOPES
- 50' STREAM BUFFER
- FUTURE ENVIRONMENTAL RESTORATION AREA

NOTES

- AREA OF FDP SUBMISSION IS 16.1 ACRES.
- THERE ARE NO EXISTING SITE DEVELOPMENT PLANS WITHIN THE PLAN AREA.
- THERE ARE NO HISTORIC AND CULTURALLY SIGNIFICANT SITES, BUILDINGS OR STRUCTURES, OR PUBLIC ART WITHIN THE PROJECT AREA.
- THERE ARE NO EXISTING DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PROJECT AREA.
- EXISTING PARKING: 47 SPACES (32 HANDICAP ACCESSIBLE, 15 SPACES APPROXIMATE UNMARKED PARALLEL PARKING)
- PROPOSED PARKING: 62 SPACES (33 HANDICAP ACCESSIBLE)
PROPOSED PARKING AREA: 5,421 SF
THIS PARKLAND AREA WILL BE REPLACED WITH AREA FROM THE CRESCENT NEIGHBORHOOD.
- ENTIRE PARK IS A POTENTIAL SITE FOR FUTURE PUBLIC ART. PUBLIC ART AND ADDITIONAL PARK ACTIVITY AREAS WILL BE COMPLETED UNDER THE NEXT FDP. FINAL LOCATION AND PLACEMENT OF ART TO BE IN ACCORDANCE WITH NEIGHBORHOOD DESIGN GUIDELINES.
- LOCATION OF PROPOSED FACILITIES ARE APPROXIMATE. FINAL ALIGNMENT AND WIDTH OF PATHWAYS, PARKING AND FINAL PLACEMENT OF BUILDINGS AND OTHER STRUCTURES WILL BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE. IMPROVEMENTS SHOWN ON THIS SDP MAY OCCUR OVER SEVERAL SITE DEVELOPMENT PLANS.

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 HOWARD COUNTY, MARYLAND

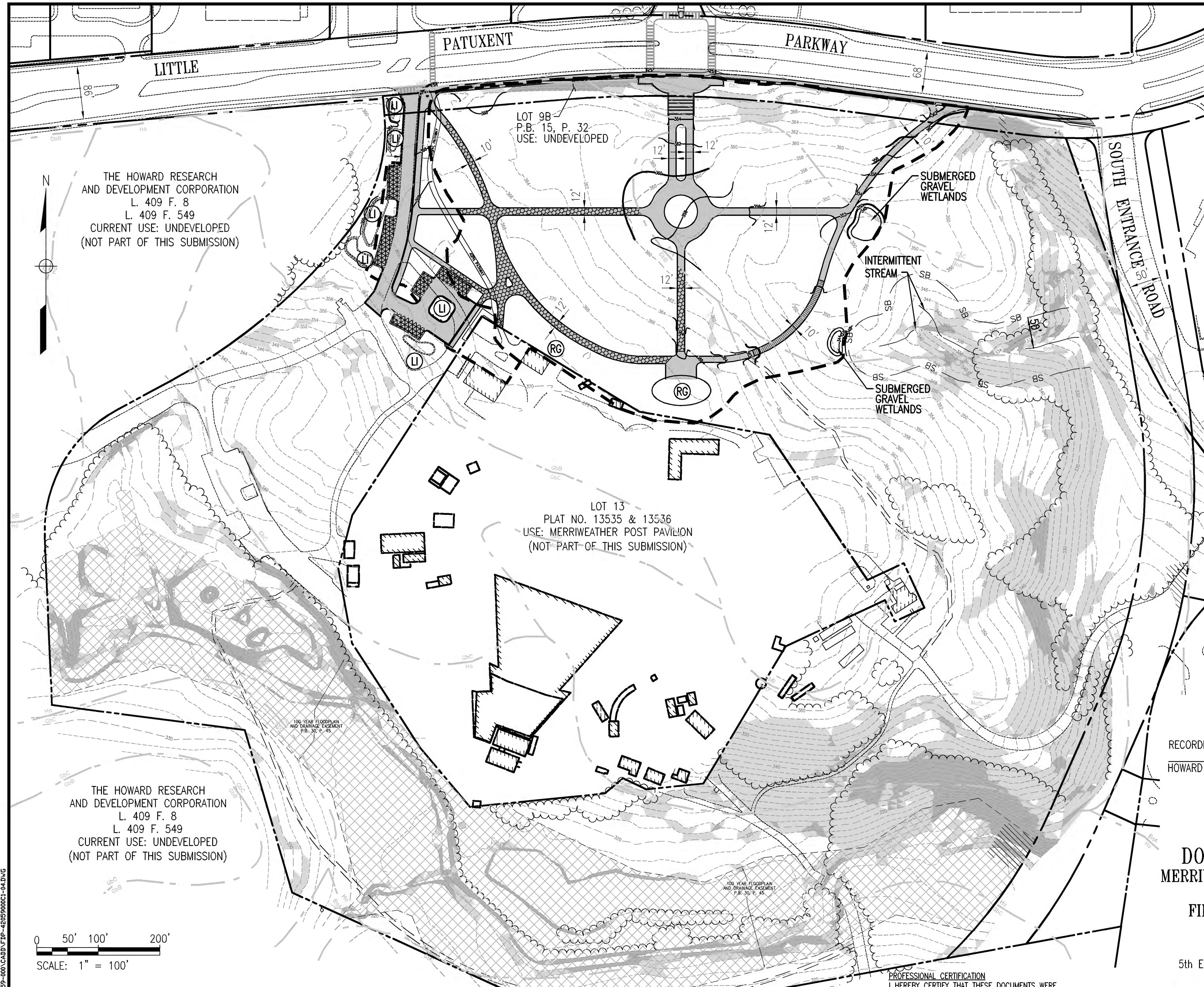
OWNER
 COLUMBIA ASSOCIATION
 10221 WINCOPIN CIRCLE
 COLUMBIA, MARYLAND 21044
 PHONE: 410-715-3000

DOWNTOWN COLUMBIA MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD FINAL DEVELOPMENT PLAN

TOWN CENTER
 SECTION 1 AREA 1
 LOT 23
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 TAX MAP 36, GRID 1, PARCEL 452

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. EXPIRATION DATE:

Drawn: CYH	Drawn: CYH	Check: AUO
SCALE: 1" = 100'	DATE: 05/03/2012	SHEET 3 OF 5



- LEGEND**
- DRAINAGE DIVIDE
 - PROPOSED IMPERVIOUS AREA
 - POROUS PAVEMENT
 - LANDSCAPE INFILTRATION
 - NON-ROOFTOP DISCONNECT
 - RAIN GARDEN
 - EXISTING FLOODPLAIN EASEMENT
 - SOILS BOUNDARY
 - STREAM BUFFER
 - 15-24.9% SLOPES
 - >25% SLOPES

NOTE: SEE ENVIRONMENTAL CONCEPT PLAN ECP-12-004.

SOILS LEGEND

SOIL SYMBOL	HSG	DESCRIPTION
BaA	D	BAILE SILT LOAM, 0 TO 3% SLOPES
GbB	B	GLADSTONE LOAM, 3 TO 8% SLOPES
GbC	B	GLADSTONE LOAM, 8 TO 15% SLOPES
Ha	D	HATBORO-CODORUS SILT LOAMS, 0 TO 3% SLOPES
UuB	D	URBAN LAND-UDORTHERTS COMPLEX, 0 TO 8 % SLOPES

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COLUMBIA, MARYLAND 21044
PHONE: 410-715-3000

**DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS
NEIGHBORHOOD
FINAL DEVELOPMENT PLAN
TOWN CENTER
SECTION 1 AREA 1
LOT 23**

5th ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP 36, GRID 1, PARCEL 452

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WR&A WHITMAN, REQUARDT & ASSOCIATES, LLP
801 South Caroline Street, Baltimore, Maryland 21201
TEL: 410-235-3450 FAX: 410-243-5716

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SCALE: 1" = 100'	DATE: 05/03/2012	SHEET 4 OF 5

CONCEPTUAL STORMWATER MANAGEMENT PLAN

HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE
-------------------------	------	-------------------------------	------

0 50' 100' 200'
SCALE: 1" = 100'

THE HOWARD RESEARCH
AND DEVELOPMENT CORPORATION
L. 409 F. 8
L. 409 F. 549
CURRENT USE: UNDEVELOPED
(NOT PART OF THIS SUBMISSION)

LOT 9B
P.B. 15, P. 32
USE: UNDEVELOPED

LOT 13
PLAT NO. 13535 & 13536
USE: MERRIWEATHER POST PAVILION
(NOT PART OF THIS SUBMISSION)

THE HOWARD RESEARCH
AND DEVELOPMENT CORPORATION
L. 409 F. 8
L. 409 F. 549
CURRENT USE: UNDEVELOPED
(NOT PART OF THIS SUBMISSION)

100 YEAR FLOODPLAIN
AND DRAINAGE EASEMENT
P.B. 30, P. 45

100 YEAR FLOODPLAIN
AND DRAINAGE EASEMENT
P.B. 30, P. 45

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		ANTICIPATED SCHEDULE	BENCHMARKS	NOTE
A.	The Balance of Uses Within Each Implementation Phase	2011	FDP-DC-MSW-1	Symphony Woods Park Phase 1 includes +/- 16.7 Ac of Downtown Parkland.
		TBD	TBD	Symphony Woods Park Phase 2: +/- 23.5 Ac (see Note 2. below)
		TBD	TBD	Merriweather Post Pavillion includes +/- 10.2 Ac of Downtown Arts & Entertainment Park (D
B.	The Phasing of Mixed Use Development	TBD		No Mixed Use Areas in Merriweather-Symphony Woods are part of the FDP-DC-MSW-1
C.	The Phasing of Downtown Community Commons Spaces	N/A		There is no requirement for Community Common Spaces in Merriweather-Symphony Woods. All land is designated as Amenity Space or natural areas.
D.	The Phasing of the Transportation and Circulation Facilities	2011	FDP-DC-MSW-1	Symphony Woods Park Phase 1 will include walkways to Little Patuxent Parkway. These walkways will connect to Primary Bicycle Routes in future phase of Symphony Woods Park.
		TBD	Prior to permit for 500,00 SF of development	Howard Hughes Corporation will construct a pedestrian & bicycle pathway through Symphony Woods Park in accordance with the (Community Enhancement, Programs and Public Amenities Item # 12).
		TBD	TBD	Primary Bicycle Routes shown in the Downtown Plan will be constructed in Phase 2 of Symphony Woods Park.
E.	The Phasing of the Required Infrastructure Including Public Water and Sewer	2011	SDP	All properties in Merriweather-Symphony Woods are served by public water and sewer. Requirements for any additional infrastructure will be determined in the Site Development Plan Phase of this and Phase 2 of Symphony Woods Park.
F.	Transportation and Circulation Facilities	N/A		There are no Roadways in Merriweather-Symphony Woods.
G	Environmental Restoration (See Note 3.)	TBD	FDP-DC-MSW-2	Environmental Restoration for FDP-DC-MSW-1 to equal area of forest impacted in this Phase will be completed under the next FDP for Symphony Woods Park (FDP-DC-MSW-2); restoration area to be in Symphony Woods (Lot 23)
H.	Downtown Arts, Cultural and Community Uses	2012	FDP-DC-MSW-1	Downtown Arts, Cultural and Community Use: 16.67 Acres.
I.	Any Other items in the Downtown Community Enhancements, Program and Public Amenities (CEPPA) Chart	N/A		No Community Enhancements, Programs and Public Amenities are applicatble to FDP-DC-MSW-1 (Downtown Parkland) per Council Bill 59-2009 p.22
J.	Miscellaneous	TBD	FDP-DC-C-1	Parkland used for parking spaces in FDP-DC-MSW-1 will be replaced acre-for-acre in the Crescent Neighborhood (See Note 2.)
		TBD	TBD	All property owners in the Merriweather-Symphony Woods Neighborhood agree to work together in the redevelopment program for Merriweather Post Pavillion.
		TBD	FDP-DC-MSW-2	Public art and additional park activity areas will be completed under the next FDP for Symphony Woods Park (FDP-DC-MSW-2)

NOTES:

1. The requirements for the Neighborhood Implementation Document are found in Council Bill 59–2009 p. 46.
2. Land designated as Downtown Mixed Use Development Area (DMUA) in the Crescent Neighborhood will be transferred to Columbia Association (CA) from Howard Research and Development (HRD) to address the loss of Downtown Parkland due to the use of Parkland for parking spaces in Symphony Woods Park to ensure that there is no net reduction of Downtown Parkland. This transfer will be part of the subdivision process for the Crescent Neighborhood. Estimated areas to be transferred to CA are based on February 1, 2010 Downtown Columbia plan exhibits and are dependent on future development of adjacent neighborhoods. See letter of understanding between CA and HRD dated February 9, 2011, Addendum dated March 1, 2012, and Addendum 2 dated _____.
3. Environmental restoration will be guided by the Merriweather & Crescent Environmental Enhancements Study(Biohabitats 2008) and other relevant documents. Columbia Association and Howard Hughes Corporation are working to coordinate environmental restoration activities in the neighborhood. The Downtown Plan shows less development in Symphony Woods than assumed in the Study, therefore Study recommendations for restoration will be reevaluated to be commensurate with proposed development.

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DOWNTOWN COLUMBIA
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NEIGHBORHOOD SPECIFIC
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HO. CO. EXEC. SECRETARY _____	DATE _____	HO. CO. PLAN. BD. CHAIRPERSON _____	DATE _____

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